



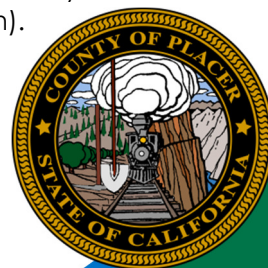
County of Placer
Granite Bay Municipal Advisory Council
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010
County Contact: Ashley Brown (916) 787-8954

REGULAR MEETING MINUTES

Wednesday, April 5, 2017 7:00 PM
Eureka School District Office, Large Gym
5455 Eureka Road, Granite Bay, CA

1. **Call to Order & Pledge of Allegiance** 7:10PM
2. **Welcome, Introduction of Members & Statement of Meeting Procedures**
Virg Anderson, Walt Pekarsky, Scott McGuckin, Lisa Robles, Tom Kruse, Jim Radler and Te Iwi Boyd, Secretary. (Eric Bose was absent)
3. **Approval of April 5, 2017 Agenda**
Motion was made to approve the Agenda. Motion was seconded and passed, 6-0.
4. **Annual Reorganization of Officers**
 - A. **Chair**
Motion was made for Walt Pekarsky to be Chair. Motion was seconded and passed, 6-0.
 - B. **Vice Chair**
Motion was made for Virg Anderson to be Vice Chair. Motion was seconded and passed, 6-0.
5. **Public Safety Reports:**
 - A. Placer County Sheriff's Office
No report was given.
 - B. California Highway Patrol
Captain John Price reported that April is Distracted Driving Awareness month. He reported that the CHP will be switching over to new patrol vehicles, Dodge Chargers, over the next couple of months. Captain Price gave an update on the use and rotation of the radar trailers and encouraged residents to call if they know of a problem area and the CHP will add that area to the rotation. Captain Price introduced the Sergeant in charge of the theft prevention task force and he provided residents with an update on trailer thefts in the community. He urged community members to register their large pieces of equipment such as tractors so that in the event the equipment is stolen; law enforcement will have a way of identifying that equipment.
 - C. South Placer Fire District
No report was given.
6. **Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/mac. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.



Resident Jane expressed her concern over potential conflicts of interest with a new MAC Member.

Resident John Marsha, provided an update on his issue with his neighbor and thanked Supervisor Uhler and the County for their continued assistance in getting this issue resolved. Mr. Marsha also expressed his concern that his mail has been stolen twice and he is concerned that his mailbox isn't in a protected area. Supervisor Uhler explained that mailboxes belong to the Post Office and suggested Mr. Marsha contact the USPS Postmaster.

Resident Larissa Berry, thanked the new MAC Members for their dedication to the community and urged them to read the Community Plan. She discussed build out numbers and urged members to familiarize themselves with existing zoning in the Community Plan. She expressed her concern that community resources are being impacted because of the recent developments in the area.

7. Supervisor Report (If Supervisor Kirk Uhler is not present, Ashley Brown will present)

Supervisor Uhler had the new Members of the MAC introduce themselves and provide attendees with their background.

Supervisor Uhler provided an updated on the Douglas Boulevard Pathway. Parks and Grounds are planning on resurfacing the paved trail along the north side of Douglas Boulevard, east of Auburn Folsom Road starting Tuesday, April 11th. The trail starts at Oak Knoll and continues east to the Granite Bay SRA entrance. Earlier this year, crews performed tree and shrub pruning to open up the trail area. The contractor, Baldoni Construction of Auburn, will be grinding out and repairing some of the areas that are damaged and then repaving the entire trail to give users a much smoother surface and give the trail new structural support for the next 15-20 years. The contractor will also be installing accessibility and drainage improvements. The project will last about 2 weeks and it is expected that the trail will be closed during much of that time.

Supervisor Uhler gave an update on the University of Warwick. It was reported that the Board of Supervisors voted to front some county staff costs of planning and permitting for the project. In March, Warwick secured a location in Roseville for its future graduate campus. Warwick intends to open the graduate campus in September 2018. By year ten, the University of Warwick's economic benefit to Placer County and region is expected to be: \$584.2 million in direct and indirect economic impact on the greater Sacramento economy; \$110 million in new labor supporting and estimated 1,250 jobs, in addition to supporting about 2,300 jobs and \$74.8 million in annual payroll at other local businesses; \$112.9 million annually in employee purchasing, creating jobs and local business revenue; \$96.1 million in university spending for purchases of goods and services that could support another 1,100 jobs in the region; and \$1.5 billion spent on construction activity could create 12,800 jobs and an economic impact of \$2.36 billion in the greater Sacramento region.

Placer Valley Tourism is the new operator of the Placer County Fairgrounds. With an agreement now in place, Placer Valley Tourism will complete at least \$6 million in repairs to the fairgrounds, with the county paying a \$2 million share of that amount. The county's agreement with Placer Valley Tourism covers the All American Speedway from July 1, 2017 to December 31, 2032, and the remainder of the fairgrounds property until December 31, 2052.

Supervisor Uhler reported on the Government Center Master Plan Update. The Board of Supervisors were presented a plan for a re-envisioned Placer County Government Center and expressed general support for the direction of the master plan. Evaluating future county space needs, potential relocation of county staff currently housed off-campus in Auburn and the cultural legacy of the campus are significant areas of study for the master plan update. The importance of prioritizing various types of housing was a strong theme throughout the board's discussion. With the board's direction to continue development of the Placer County Government Center master plan update, environmental planning for the projects sited on the campus would proceed cooperatively with planning for the broader campus.

Resident Sandy Harris asked how many additional acres the county has. Supervisor Uhler reported that there are somewhere between 40-60 acres that could be used outside "normal" county use.

Resident Jane reiterated her concern regarding potential conflicts of interest with MAC Members. Supervisor Uhler explained that all MAC Members have been briefed on the rules and will abide by them.

Mr. Marsha asked if anyone has suggested county offices be opened in this area. County office locations and their related services were discussed.

8. Information Item:

A. Placer County Cannabis Regulatory Framework and Compliance Process

Placer County Code Compliance Services will share the current cannabis regulatory framework and compliance process.

Presented by Tim Wegner, Code Compliance Services (30 min)

It was reported that the grow season is commencing and the county is prepared. Pictures depicting the actual size of plants (10-15 ft. tall) as were photos of an indoor grow. The Cannabis Regulatory Framework was discussed and slides shown. The Cannabis Grows Property Setback Diagram was explained and a handout with this information as well as the Cannabis Grows Penalties was made available to attendees.

It was explained that cultivation must comply with Building, Plumbing, Mechanical, Electrical, and Fire codes. It was also explained that the use of gas products (CO2, butane, propane, etc.) for cultivation or manufacturing of cannabis is prohibited.

Mr. Wegner explained that commercial and manufacturing cannabis activity is prohibited and that cannabis dispensaries are prohibited as is the delivery of cannabis.

A Cannabis Cultivation Compliance Process Flow Chart of procedure was shown and explained to attendees. Fines, time frames for compliance, hearings were discussed.

Mr. Wegner provided on information on where and how to file a complaint and reminded residents there were handouts available at the back of the room.

Chairman Pekarsky asked for clarification on grow limits and wanted to know if it was acceptable to split the grow between inside and outside grows. Mr. Wegner explained that is must be one or the other. It's either grown inside or outside, it cannot be both.

Member McGuckin asked if this approach compared to other jurisdictions. It was explained that this model has considered what other jurisdictions have done and what they have seen work and what hasn't been working.

9. Action Item:

A. Proposed Eureka at Granite Bay Project

Eureka at Granite Bay is a proposal to develop a 28-unit Condominium development on a 4.4-acre site (APN 050-160-076-00) located at the southwest corner of Eureka and Auburn-Folsom roads in Granite Bay. The project would include 14, two-unit halfplex condominium buildings on private streets accessed from Eureka Road. The Eureka at Granite Bay project would revise the site configuration of the previously-approved Micherra Place subdivision, increase the number of residential units by eight, change the unit type from detached single-family residences to attached condominium halfplexes, and add a private gated entrance.

The applicant, Eureka Granite Bay LLC, is requesting variances to 1) reduce the rear yard setback requirement for two-story structures in the RM zone district from 20 feet to 10 feet, 2) reduce the side yard setback requirement for two-story structures in the RM zone district from 7 feet 6 inches to 5 feet (zero feet where condominium halfplex units share a common wall property boundary), and 3) to reduce the amount of required off-street parking spaces from 112 spaces to a total of 70 spaces.

An Addendum to the previously-adopted Mitigated Negative Declaration was prepared and finalized pursuant to CEQA for the project. It may be viewed at:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/negdec>

Presented by Chris Schmidt, Placer County Senior Planner (30 min)

Slides of Project Area were discussed. Surrounding parcels were discussed. Mix of uses in this area of Granite Bay. The site itself is 4.4 gross acres/net acreage was explained as well. Photos of the site were shown. Micherra Place project (previous project). Approved February 8, 2007; State Extensions; Expiration Date February 18, 2017;

The project site plan was shown and entitlements were discussed. Proposed Housing elevations and floorplans were shown and another look at the lot layout was shown. It was explained that the buyer will maintain the side and rear yards and that front yards and common areas will be maintained by the HOA. Landscaping, detention basins project signage and pedestrian access area were shown and discussed. It was explained that a gated entryway is being proposed for this project. The fencing plan was discussed and shown. The fencing plan consists of masonry wall, wood fencing and open metal. Sound walls heights and locations were shown and explained. Traffic Study and findings were discussed. Parking requirements were discussed.

The requested variances for the side setback and rear setback were explained and edge conditions were shown. Project environmental review was discussed and an entitlement recap was given to attendees.

Chairman Pekarsky asked for clarification regarding traffic study calculations. Chris, explained that this project falls into the multifamily category, giving the project less projected trips.

Mr. Lo Duca, representative of the project applicant, thanked the MAC for the opportunity to come back and present the proposed project as an action item. Property zoning, current zoning, private yards and HOA maintained front yard landscaping was explained. Floorplan sizes of the 2 different plans were discussed and shown on renderings. Project site topography and the increased landscaping on Auburn Folsom Road by 5 feet was explained. The easement for the proposed multipurpose trail and its future connection(s) were discussed. Drainage of the project site was explained. Parking was explained in greater detail as were the Conditions of Approval to have CC&R's requiring parking in the garage and that garages are not to be used for storage. It was explained that the project entry way, turning radius', etc. meet fire/safety requirements. Mr. Lo Duca explained the traffic study and the trip generation rates analysis. The project environmental document was further explained.

Member Kruse asked about the screening, if there would be some type of screening of the approximately 400ft long wall along Auburn Folsom. Mr. Lo Duca explained that there will be extensive landscaping to cover the wall. The residents will see the wall from inside the project, passerby's will not see the wall from Auburn Folsom. The idea is to cover it with landscaping, a green wall.

Member Kruse asked for clarification regarding the capacity of the proposed detention basins. The project slope was discussed, as was the underground storm drainage and runoff direction and the proposed tie in to the drainage system was discussed and shown on the site plan. It was explained that the proposed detention basins are sized for a 5-year event and do not have the capacity for a 100-year event. It was explained that a hydrology study was prepared for the property. Further discussion and explanation of flow of the water was discussed as were county ordinance/standards.

Member Robles asked for clarification on the Traffic Study for the intersections studies Eureka/Barton and Eureka/Auburn Folsom. Mr. Lo Duca explained the additional improvements that would occur.

Member Robles asked about community outreach. Chris explained outreach process and reported that only 3 neighbors have reached out and those were just clarification questions.

Resident Mike Fisher expressed his concerns regarding traffic and his concern regarding people not abiding the do not block area.

Resident Sandy Harris expressed her concerns regarding traffic. She expressed her appreciation of the condition requiring parking in the garages but wanted to know what the sizes of the garages and driveways would be. Ms. Harris also asked if this project qualified for a gated entrance. It was explained that the driveways are 20ft wide and that the garages are the standard size garage of a single-family home. Chris explained the qualifying requirements for a gated community and how they apply to the proposed project.

Resident Don Whittaker and Cindy shared their concerns regarding the project entrance, visitor parking and the sewer connection for the proposed project.

The sewer tie in for the proposed project was explained. There was considerable discussion regarding other projects in the area. Mr. Lo Duca explained CEQA requirements as well as provided further explanation of the analysis done/accumulated during the traffic study. He explained that there are no traffic conflicts with the fire department. Future road improvements were discussed as was the use for future development fees. It was explained that there will be 14 guest parking spaces, with the plan being that residents park in the garage and guests park in the driveway. It was explained that this has become a common condition that

can been seen in many projects in the region to reduce parking impacts on neighbors.

Side yard setbacks were discussed, as was the 4plex vs. 2 plex approach.

Vice Chairman Anderson asked how far from Eureka will the gate placed. Layout of the entrance was explained and it was explained that it met county requirements.

Motion was made by Vice Chair Anderson to recommend approval of the requested variances to 1) reduce the rear yard setback requirement for two-story structures in the RM zone district from 20 feet to 10 feet, 2) reduce the side yard setback requirement for two-story structures in the RM zone district from 7 feet 6 inches to 5 feet (zero feet where condominium halfplex units share a common wall property boundary), and 3) to reduce the amount of required off-street parking spaces from 112 spaces to a total of 70 spaces. Motion was seconded by Chairman Pekarsky and tied, 2-2.

Roll call:

Chairman Pekarsky – Aye

Vice Chair Anderson – Aye

Member Robles – Nay

Member Kruse – Nay

Members Radler and McGuckin recused themselves from this item.

10. **Adjournment** to next regular meeting on May 3, 2017
Meeting adjourned at 9:39PM.